

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	SEXTON RALPH D & ELLA M				
Owner 2:	SEXTON MARK D & KELLY SWAIN				
Owner 3:					
Street 1:	48 HUNTINGTON RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	SEXTON RALPH D -		
Owner 2:	OWEN VICTORIA J -		
Street 1:	48 HUNTINGTON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This Parcel contains .013 Sq. Ft. of land mainly classified as Mow Land
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)												
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land						
132	Undev. Land		555		Sq. Ft.	Site						

Total AC/HA:	0.01274	Total SF/SM:	555	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	3,875	Spl Credit		Total:	3,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	555.000			3,900	3,900		154193
							GIS Ref
							GIS Ref
Total Card	0.013			3,900	3,900	Entered Lot Size	
Total Parcel	0.013			3,900	3,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	555.	3,900	3,900		Year end	12/23/2021
2021	132	FV		0	555.	3,900	3,900		Year End Roll	12/10/2020
2020	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	12/18/2019
2019	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	1/3/2019
2018	132	FV		0	555.	3,400	3,400	3,400	Year End Roll	12/20/2017
2017	132	FV		0	555.	2,900	2,900	2,900	Year End Roll	1/3/2017
2016	132	FV		0	555.	2,900	2,900	2,900	Year End	1/4/2016
2015	132	FV		0	555.	2,500	2,500	2,500	Year End Roll	12/11/2014

Parcel ID 156.0-0003-0017.A

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWEN VICTORIA J	77272-279	1	3/19/2021	Partial Ints	1,950	No	No		Ralph D & Ella M Sexton 17.31%
SEXTON DOROTHY	75952-577		10/22/2020	Estate/Div		No	No		Deed of Distribution
	18905-275		3/1/1988	Forclosure	4,500	No	No		Dorothy J Sexton dod 8/22/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/1999	Vacant Lot	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	154193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	14:12:06

LAST REV

Date	Time
04/27/21	10:41:58
mmcmakin	
12233	

